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Doc#: 1611210028 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/21/2016 10:25 AM Pg: 1 of 2

Mail to
Barnett Rittenberg
824 Judson
Highland Park
60035

3/17

8976203

Property of Cook County Clerk's Office

LIMITED WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS that 326-328 W. SCHILLER LLC, an Illinois limited liability company, GRANTOR, for and in consideration of the sum of Ten and no/100 Dollars (\$10.00) and other good and valuable consideration the receipt whereof is hereby acknowledged, does hereby REMISE, RELEASE, ALIEN AND CONVEY to MRR 1400 N. ORLEANS LLC, an Illinois limited liability company, GRANTEE, all of the following described real estate situated in the City of Chicago, County of Cook and State of Illinois, to wit:

LOTS 3 AND 4 AND THE WEST 5.00 FEET OF LOT 2 IN GEHRKE'S SUBDIVISION OF LOT 152 IN BRONSON'S ADDITION TO CHICAGO IN SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 326-328 W. Schiller Street, Chicago, Illinois 60610

Permanent Index Numbers: 17-04-200-063-0000 and 17-04-200-064-0000

SUBJECT TO the following: covenants, conditions, and restrictions of record; public and utility easements; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done or suffered through Grantee; all special governmental taxes or assessments confirmed and unconfirmed; and general real estate taxes not yet due and payable.

TOGETHER with all the development rights, rights, tenements, improvements, easements, hereditaments and appurtenances belonging or in anywise appertaining said real estate.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, the same in fee simple forever.

Grantor covenants and warrants to Grantee, its successors and assigns, that Grantor has good right and lawful authority to sell and convey said real estate; that Grantor has not done or suffered to be done, anything whereby the real estate hereby granted is, or may be encumbered or charged, except as herein

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Box 400

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recited, and that Grantor specially warrants the title to the real estate and will defend same against claims of all persons claiming by, through and under Grantor, but against none other.

IN WITNESS WHEREOF, GRANTOR has caused this Limited Warranty Deed to be signed on its behalf by the manager of the Grantor.

Date: March 28, 2016

REAL ESTATE TRANSFER TAX		31-Mar-2016
COUNTY:	ILLINOIS:	341.00 682.00
TOTAL:		1,023.00



326-328 W. SCHILLER LLC
an Illinois limited liability company

17-04-200-064-0000 | 20160301682927 | 1-886-484-032

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SEC. 200.1-2(B-6) OR PARA-
GRAPH 1, SEC. 200.1-1 (3) OF THE
CHICAGO TRANSFERRED PROPERTY ACT

By: Sheldon Baskin
Sheldon Baskin, trustee of the
Sheldon L. Baskin Revocable Trust
U/A/D 4/29/88, its sole member

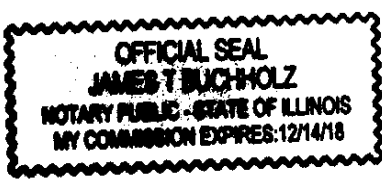
DATE: 3/28/16
BUYER, SELLER, REPRESENTATIVE
STATE OF ILLINOIS:)
COUNTY OF COOK:) SS.

REAL ESTATE TRANSFER TAX		31-Mar-2016
CHICAGO:	CTA:	0.00 0.00
TOTAL:		0.00

17-04-200-064-0000 | 20160301682927 | 1-607-824-960
* Total does not include any applicable penalty or interest due.

I, James T. Buchholz, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Sheldon Baskin, personally known to me to be the trustee of the member of 326-328 W. Schiller LLC (the "Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such manager he signed and delivered the said instrument pursuant to the authority given by the Company, as his free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of March, 2016.



James T. Buchholz
Notary Public

This instrument was prepared by:
James T. Buchholz
2 N. LaSalle Street, Suite 2300
Chicago, IL 60602

Send Real Estate Tax Bills to:
MRR 1400 N. Orleans, LLC
55 E. Jackson, Suite 500
Chicago, IL 60604